

Report to Planning applications committee

Item

09 May 2019

Report of Head of planning services

Subject Application no 19/00264/F - 73 Sukey Way, Norwich,
NR5 9NZ

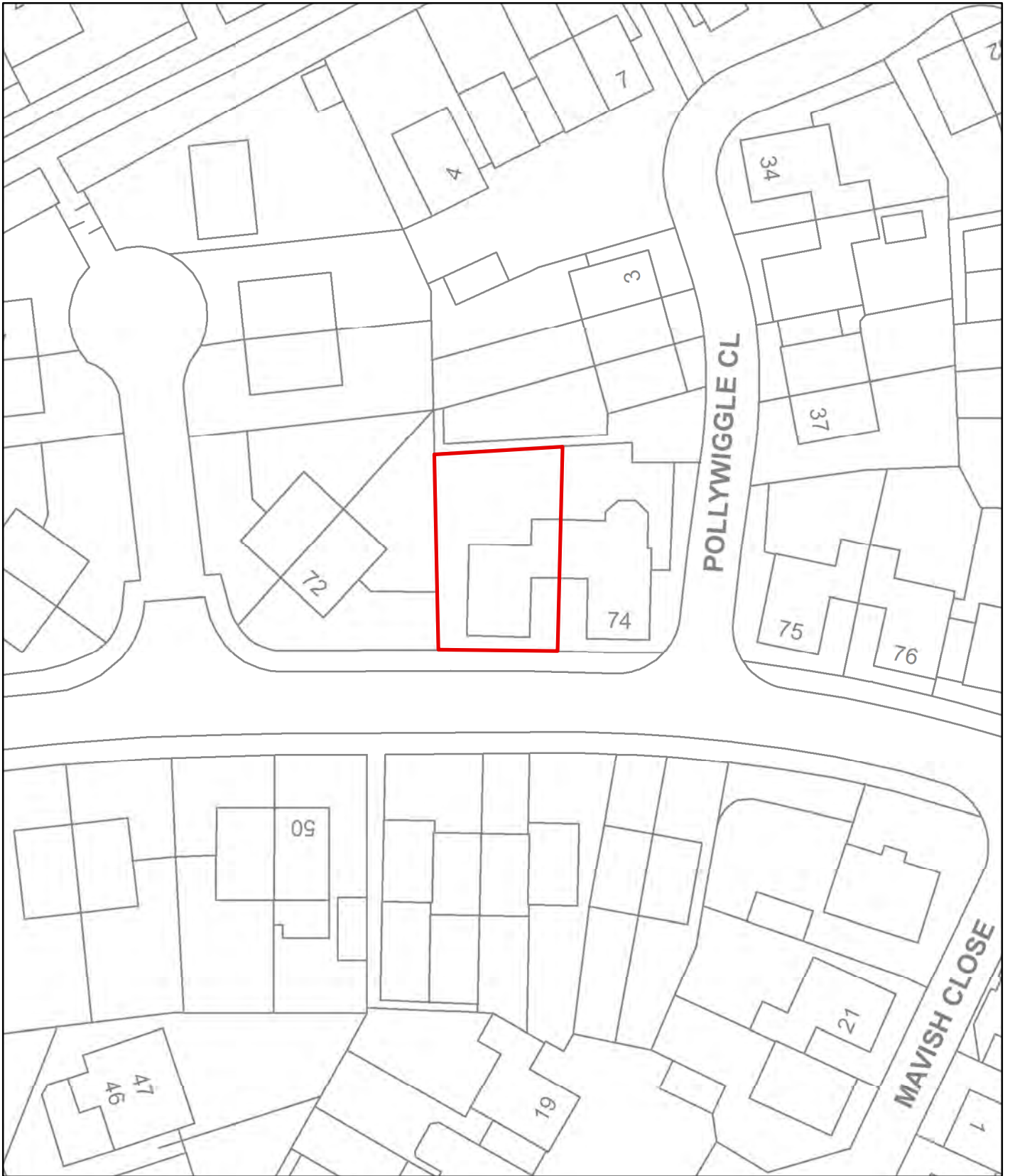
4(e)

**Reason
for referral** Objection

Ward:	Bowthorpe
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
Erection of two storey side and single storey rear extensions.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Scale and Design	The impact of the proposed development within the context of the original design / surrounding area
2 Residential Amenity	The impact of the proposed development on the neighbouring properties; loss of light; outlook; privacy; use of the property as an HMO.
Expiry date	22 April 2019
Recommendation	Approve



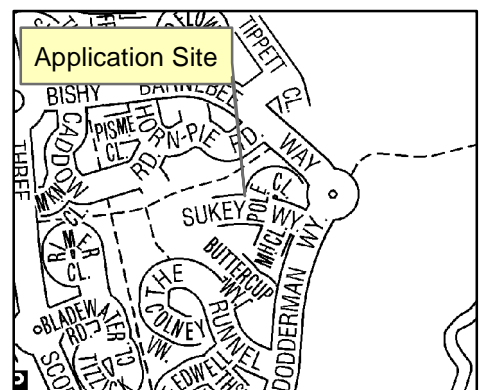
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Planning Application No 19/00263/F
Site Address 73 Sukey Way
Scale 1:500



NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is located to the north of Sukey Way, a residential cul-de-sac within the Three Score area, to the west of the city. The subject property is a link-attached two storey dwelling constructed circa 2000 using red bricks, clay coloured pantiles and white coloured windows and doors. The site features a small front garden area, shared driveway space to the side which leads to an attached single garage, garden to the west side and a larger rear garden. The property also benefits from a passageway providing access from the rear.
2. The site is bordered by the link-attached dwelling to the east, no. 74 Sukey Way, with which the respective garages are attached, no. 72 Sukey Way to the west and no. 1 Pollywiggles Close beyond the passageway to the rear. The site boundaries are marked by close boarded fencing and mature planting. The prevailing character of the surrounding area is predominantly residential with neighbouring properties all having been built as part of a wider housing development, in a variety of styles.

Relevant planning history

3. There is no relevant planning history.

The proposal

4. The proposal is for the construction of a single storey rear and two storey side extensions at 73 Sukey Way. The 5.75m x 2.6m rear extension has been designed with a sloping roof measuring 2.5m to eaves and 3.4m to the highest part.
5. The 2.65m x 8m side extension has been designed with a dual-pitched roof measuring 5m to the eaves and 8.2m to the ridge.

Representations

6. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Concern that the property is to be used as an HMO – noise disturbance.	See main issue 2.
Concern that the property is to be used as an HMO – parking problems.	See other matters.

Consultation responses

7. No consultations have been undertaken.

Assessment of planning considerations

Relevant development plan policies

8. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
9. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
 - DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design

Other material considerations

10. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF7 Requiring good design

Case Assessment

11. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Council's standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Design

12. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
13. The single storey extension is to adjoin the rear portion of the garage which projects beyond the rear elevation of the subject property, and will extend across effectively squaring off the rear. The two storey side extension is to fill the majority of the side garden, covering the majority of the side with only a 0.3m step at the front.
14. The proposal is to be constructed using matching materials including red bricks, clay coloured pantiles and white UPVC windows and doors.
15. The proposed single storey rear extension will have a limited impact on the overall appearance of the subject property as it is considered to be of an appropriate scale and design. It will have a similarly limited impact on the character of the wider area as it will largely not be visible from outside of the site.
16. The two storey side extension will noticeably alter the appearance of the subject property as the extension will be obviously visible from the highway. The stepping of the front elevation and of the ridge, which is 0.15m lower than the original, will

assist in ensuring that it appears subservient and that the original design remains clearly legible. The use of matching materials will also ensure that the proposed development blends well with the existing. The two storey side extension is considered to fit in well with the character of the area.

17. The proposed development is therefore considered to be of an appropriate scale, form appearance and is acceptable in design terms.

Main issue 2: Amenity

18. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
19. The proposed development will have a limited impact on the residential amenities of neighbouring properties with only no. 72 noticing any change from the current situation. The siting of the rear extension against the garage ensures that there will be no changes along the boundary shared with no. 74.
20. The two storey side extension will be visible from the rear garden of no. 72, however there is sufficient distance between the two to ensure that significant harm is not caused by way of overshadowing or loss of outlook. The inclusion of a rear facing en-suite bathroom window to the first floor of the side extension will allow for some oblique views across some of the neighbouring rear garden. It is not however expected that a significant loss of privacy will occur as the window serves a secondary living space and provides a view of a garden only which is considered to be typical of the area.
21. The proposed development represents a significant addition to the original three bedroom house and also includes the incorporation of the garage within the integral layout. It is possible that the additional floorspace created could be rearranged in the future so that the property could be used as a large scale house of multiple occupancy (HMO). Particular concern has been raised that the property will be used as such, leading to noise disturbances. The property can be used as a small scale C4 HMO with up to six bedrooms without the need for planning permission. As the site is located within an area close the UEA, popular with student landlords, it is considered reasonable to add a condition prohibiting the establishment of a large HMO in order to protect the residential amenities of future occupiers and neighbours.
22. The proposed development will enhance the residential amenities of the occupiers of the subject property as the internal living space is improved without significant loss of external amenity space.

Other matters

23. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation:
24. Particular concern has been raised that the property will be used as an HMO which will lead to an increase in cars parking within the area, resulting in problems for drivers and pedestrians. The application is for a household extension only and as such a change of use to a large HMO is not being applied for. As such, the impacts of an HMO use are not considered as part of this application.

Equalities and diversity issues

25. There are no significant equality or diversity issues.

Local finance considerations

26. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.
27. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.
28. In this case local finance considerations are not considered to be material to the case.

Conclusion

29. The proposal will result in an enlarged dwelling which is considered to be of an appropriate scale, which does not cause significant harm to the character and appearance of the subject property or surrounding area.
30. The proposed development will have a limited impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, overlooking or loss of outlook.
31. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 19/00264/F - 73 Sukey Way Norwich NR5 9NZ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Permission is for C3 / C4 dwellinghouse only.

